

South-North Tropical Trail Small Area Study



*Field Manor
Home of J. R. & Eliza Field
(shown here with their son J. E. and daughter Annie)
c. 1890*

**Recommendations of
The South-North Tropical Trail
Citizen Resource Group
Facilitated by
Brevard County Planning and Zoning Office**

**Approved by the Brevard County
Board of County Commissioners
September 25, 2007**

PURPOSE OF THE STUDY

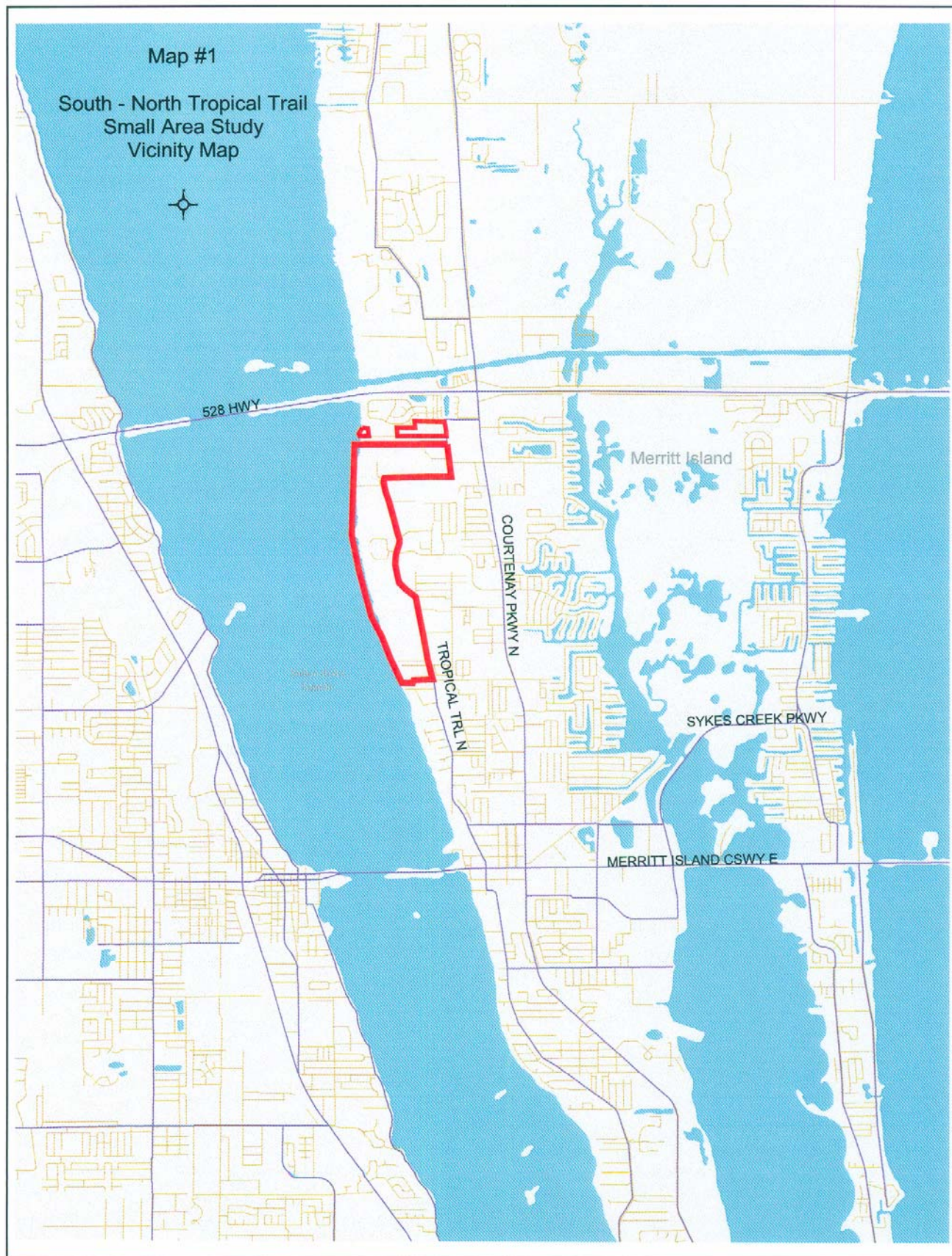


In 2004, the Brevard County Board of Commissioners directed County staff to conduct a Small Area Study of portions experiencing recent growth pressures in Merritt Island. The study has been divided into several sections, or “study areas,” due to size and variety of community issues. Through a series of meetings with Commissioner appointed Citizen Resource Groups (CRG’s) and the area’s local citizens, each community created their own vision of the future for their study area. The study

area which this report refers to is located along N. Tropical Trail, south of State Route 528 and is approximately bordered on the west by the Indian River Lagoon, by Venetian Way on the north, by Lucas Place on the south, and by North Tropical Trail on the east (see Map #1). The total area consists of approximately 318 acres. While reviewing various aspects of the study, this report will present recommendations of the CRG as well as a suggested Future Land Use Map (FLUM) changes for the area.

THE CITIZEN RESOURCE GROUP

Upon commencement of the study, the Board of County Commissioners appointed a Citizen Resource Group to provide direction for the study through a series of public meetings. This group consisted of seven members. The CRG held public meetings once a month, beginning in May of 2005. During these meetings, staff from various County departments presented information to the CRG and local citizens on particular development related topics/issues. Towards the end of the study, the CRG created a citizen survey addressing future wants and needs in the community that staff mailed to all citizens in the designated study area. This survey, along with comments and concerns from both the CRG and community during the monthly meetings, were used to develop recommendations regarding the study area’s future growth.



CHARACTER OF STUDY AREA

The present nature of the area is primarily residential in use (see Maps #2 and #3). Out of the total estimated 318 acres in this study area, approximately 294 acres (92%) have been developed for some type of residential use. The remaining 25 acres of land use is vacant. The segment of N. Tropical Trail that lies in the study area is a paved, two-lane road and carries approximately 2,510 average daily trips (Source: Brevard County Metropolitan Planning Organization, 2004-05). Lot sizes generally range from .05 acres to 32.65 acres. The area outside of the study area boundary primarily contains low to medium residential density and general commercial land uses.



The westernmost portion of the designated study area is the Indian River Lagoon shoreline. This area of the Lagoon is classified as Class II waters by the Brevard County Office of Natural Resources. Class II refers to waters designated by the state for shellfish propagation and harvesting, as determined by the state department of environmental regulation. In the Class II waters, a fifty (50) foot shoreline protection buffer is required extending landward from the mean high-water line or the safe upland line.



In addition to having sensitive environmental qualities, this study area holds one of the few remaining prominent historical structures in Brevard County. This structure, commonly called “Field Manor,” is located in the northern area of the study boundary and is situated on 45 undeveloped acres along the Indian River (See Appendix B for full history). The house was built in the late 1800’s by Mr. John Field, one of the two brothers who were the first homesteaders on Merritt Island, and is also listed on both the

Florida Register of Historic Homes and the National Register of Historic Homes. This property is currently owned by Ms. Alma Clyde Field and contains secondary historic structures in addition to the main house.

Map #2

Small Area Study
South - North Tropical Trail
Aerial (2004)



Scale: 1" = 1000' approx.

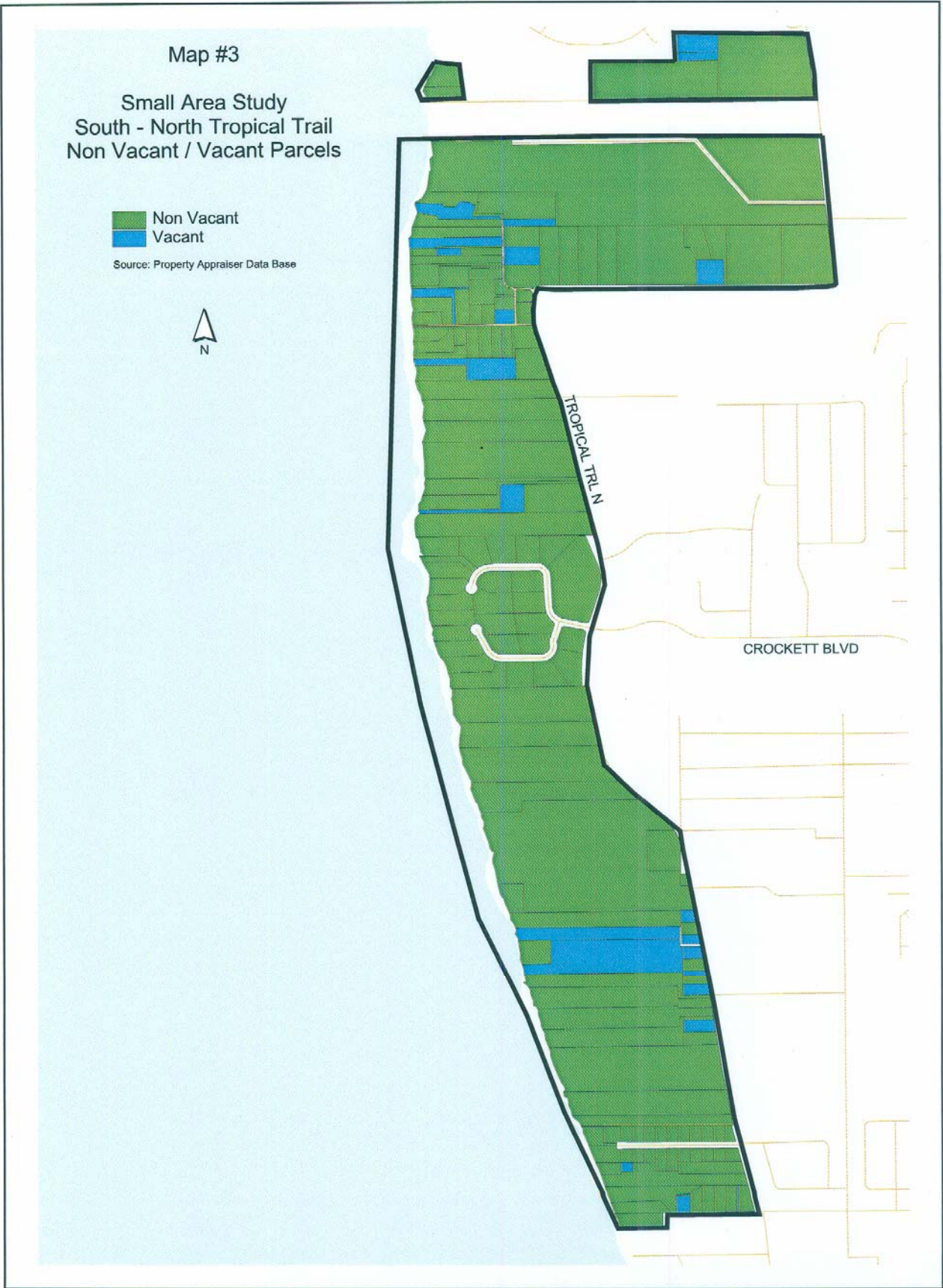


Map #3

Small Area Study
South - North Tropical Trail
Non Vacant / Vacant Parcels

- Non Vacant
- Vacant

Source: Property Appraiser Data Base



FUTURE LAND USE AND ZONING

Current future land use and zoning designations in the study area are primarily residential (see Maps #4 and #5). The Future Land Use Map (FLUM) contains three residential density designations of Residential 2, Residential 4, and Residential 15 (see Table 1.a). The zoning designations also contain a variety of residential classifications. These are AU, RR-1, EU, SEU, R-1-9, and SR (see Table 1.b).

Table 1.a Existing Future Land Use

Future Land Use Designation	Acreage in Study Area
Residential 2 (2 units per acre)	32
Residential 4 (4 units per acre)	7
Residential 15 (15 units per acre)	279

Table 1.b Existing Zoning

Zoning Classification	Minimum Required Lot Size	Acreage in Study Area
Agricultural Residential (AU)	2.5 acres	70
Rural Residential (RR-1)	1 acre	6
Suburban Estate Residential (SEU)	1 acre	72
Suburban Residential (SR)	½ acre	9
Estate Use Residential (EU)	15,000 sq. ft.	149
Single Family Residential RU-1-9	6,600 sq. ft.	12

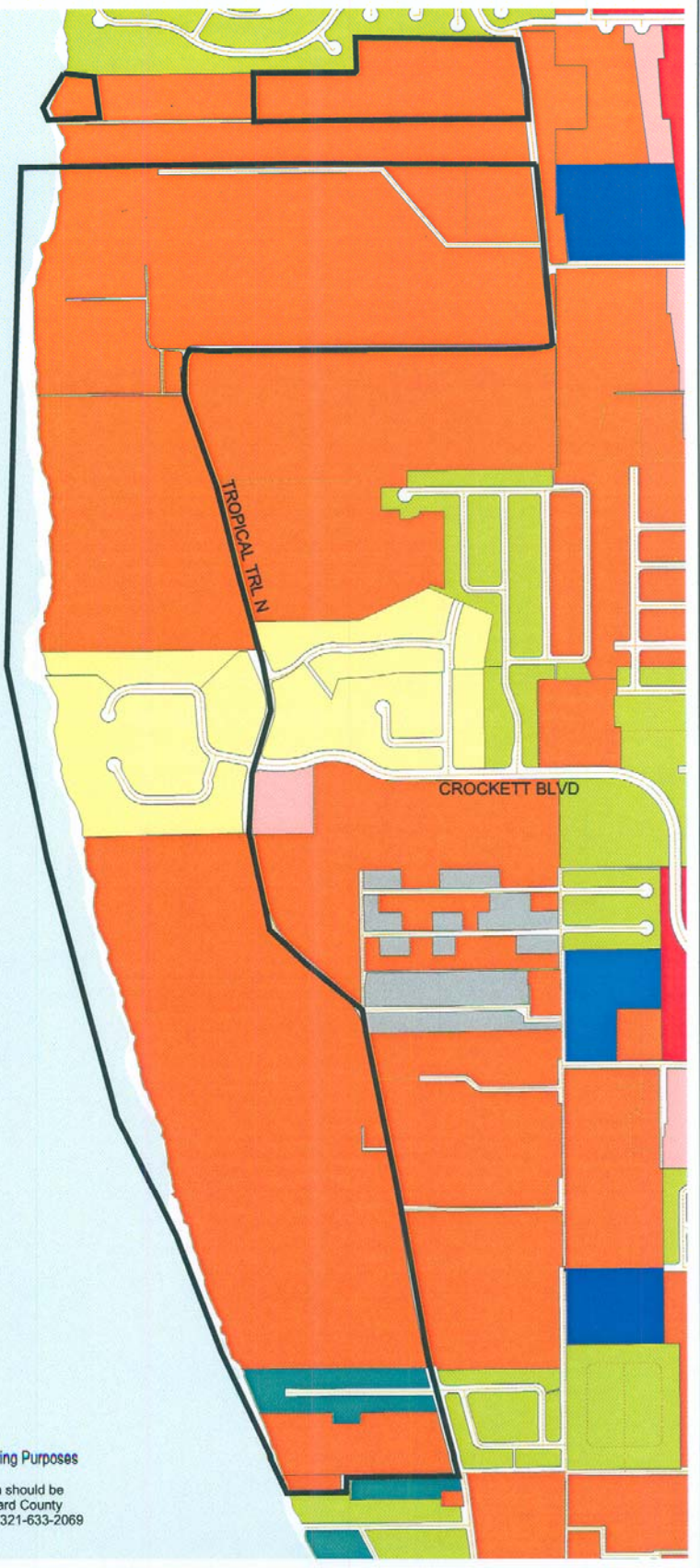

Map #4

Small Area Study
South - North Tropical Trail
Existing Future Land Use Map

Legend
Future Land Use

- Community Commercial
- Neighborhood Commercial
- Public
- Recreation
- Residential 10
- Residential 15
- Residential 2
- Residential 4
- Residential 6

Scale: 1" = Approx. 200'



Scale: 1" = 1000'













DRAFT
For Comprehensive Planning Purposes

Site specific information should be
obtained from the Brevard County
Planning & Zoning Office. 321-633-2069

Map #5

Small Area Study
South - North Tropical Trail

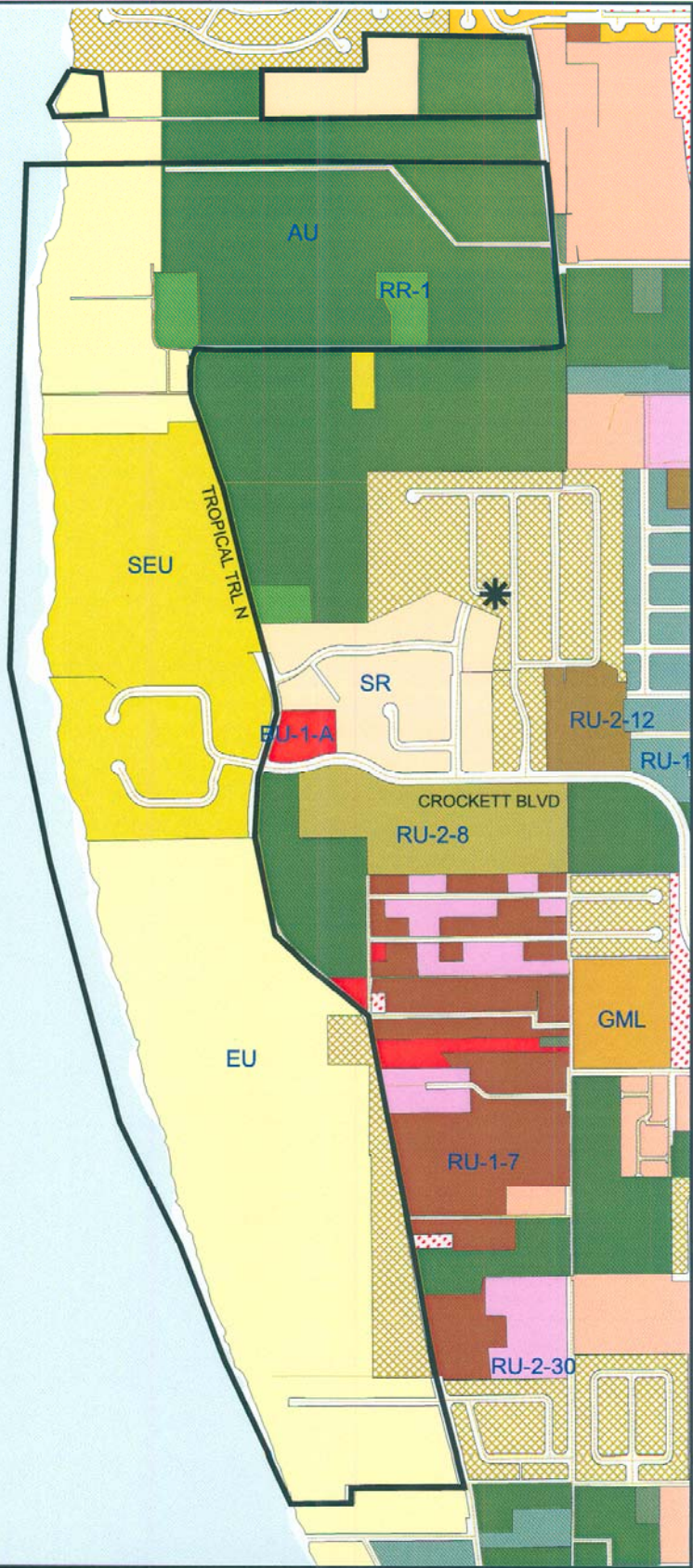
Legend
Zoning Categories

-  AU
-  BU-1
-  BU-1-A
-  BU-2
-  EU
-  GML
-  PUD
-  RR-1
-  RU-1-11
-  RU-1-7
-  RU-1-9
-  RU-2-10
-  RU-2-12
-  RU-2-15
-  RU-2-30
-  RU-2-8
-  SEU
-  SR



Scale: 1" = 1000'

 Binding Development Plan



DRAFT
For Comprehensive Planning Purposes
Site specific information should be
obtained from the Broward County
Planning & Zoning Office. 321-653-2069

April 22, 2008

THE CITIZEN SURVEY

In August of 2005, the CRG asked staff to create a survey to ascertain the needs and wants of the community regarding future development and growth. The survey was sent to citizens located in the South-North Tropical Trail Small Area Study. Out of a total 134 surveys mailed, 38 surveys were completed and returned to the Brevard County Office of Planning and Zoning for analysis. The survey contained six questions ranging from general demographic information to future land use issues. The following are some findings of the survey:

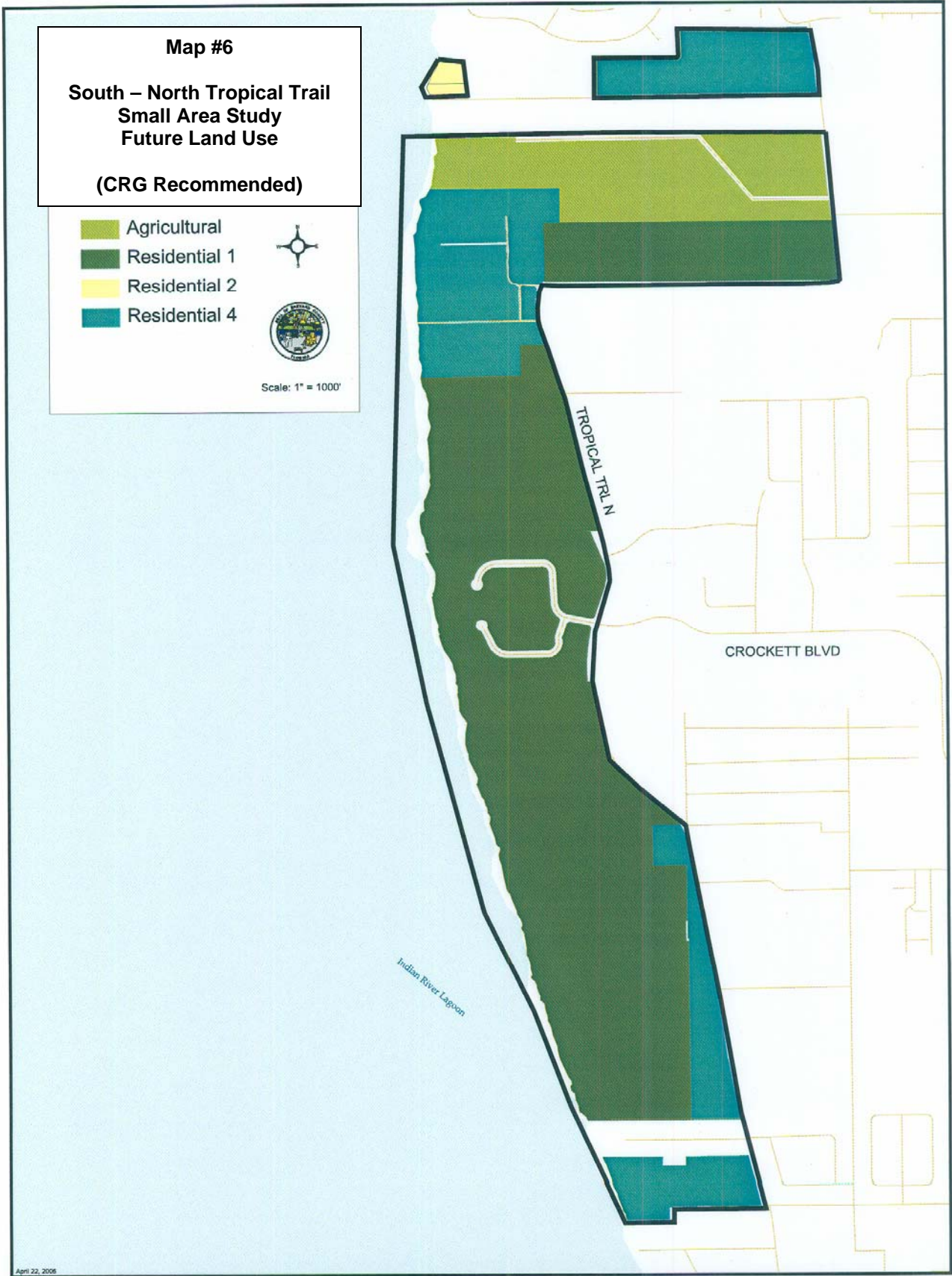
- The number one reason people chose to own property in the study area was for the existing neighborhood character. This was followed by lot size and proximity to the Indian River.
- Top current concerns included: preservation of area character, preservation of the Indian River Lagoon, preservation of green space/native plants/trees, and wildlife conservation.
- Top future concerns from citizens included: preservation of area character, preservation of Indian River Lagoon, traffic congestion, preservation of green space/native plants/trees, and wildlife conservation.
- Respondents were least concerned with the current and future availability of sidewalks, school capacity, and water & sewer availability.
- The majority of the citizens that responded to the survey feel that single family homes and parks & recreational facilities should be encouraged in the study area.
- Respondents would like to see higher density residential development (apartments and multi-family homes), commercial and industrial uses discouraged in the study area.
- Most respondents feel that the maximum residential density for the study area should be no more than 1 dwelling unit per acre.

In addition, many citizens provided additional comments and/or suggestions (see Appendix A) as well as letters addressing the small area study (see Appendix B).

THE CITIZEN RESOURCE GROUP FUTURE LAND USE MAP REVISION

During their October 2005 meeting, the CRG had a workshop meeting and created a proposed Future Land Use Map for the study area. Because the area contains a wide mix of existing lot sizes and densities, the CRG divided the study area into sections and used several different Future Land Use Map designations (see Map # 6). The breakdown is as follows:

Existing FLU	Proposed FLU
Residential 2.....32 acres	Residential 2.....2 acres
Residential 4.....7 acres	Residential 4.....74 acres
Residential 15.....279 acres	Residential 1....199 acres
Agricultural.....0 acres	Agricultural.....42 acres



THE CITIZEN RESOURCE GROUP OPTIONS AND RECOMMENDATIONS

At their monthly meeting in November 2005, the CRG began their workshop for creating recommendations for the Small Area Study report. The group used the 13 categories as listed in the County's Comprehensive Plan and formulated the following recommendations, which were subsequently reviewed with appropriate County departments and staff. These recommendations were affirmed by the CRG and appropriate County staff in summer 2007. The CRG recommendations, incorporating elements resulting from staff review, are as follows:

Conservation Element

- Encourage the maintenance of the current semi-rural atmosphere of the study area.
(Staff comment: Although conservation is the focus, this recommendation actually is most appropriately implement through amendments to the Future Land Use Map (FLUM) as shown on Map #6, and relevant text in the Future Land Use Element (FLUE)).

Surface Water Management Element

- Enlarge and expand culverts to provide appropriate handling of surface water along N. Tropical Trail at the following intersections:
 - Indianola & N. Tropical Trail;
 - Timuquana & N. Tropical Trail (ensure completion of project now underway, monitor for success following completion);
 - N. Tropical Trail, ½ mile north of intersection with Easy St.;
 - Lambert and N. Tropical Trail;
 - Area along N. Tropical Trail, just north of intersection with Crocket.
- Program and fund a comprehensive and timely study of drainage and stormwater management in and near the study area, to the extent feasible within staff and budget parameters.
(Staff comment: The Natural Resource Management Office (Stormwater Program) currently has no timetable to comprehensively study drainage in the South North Tropical Trail area; however, the Stormwater staff recognizes citizens' concerns and will strive to address them within staff and budget constraints. The Stormwater and Road & Bridge offices are currently undertaking several site-specific projects to improve drainage, including one at the intersection of Timuquana and North Tropical Trail.)
- Elevate N. Tropical Trail to reduce areas of flooding, in accordance with established policies and procedures administered by the Transportation Engineering Department.
(Staff comment: None of the existing drainage systems servicing the flood-prone parts of the road are within public rights-of-way or easements. If an effective drainage improvement project is feasible without raising the road and required easements become available, the Stormwater staff could work with Road & Bridge to jointly fund some future improvements. See related recommendations below under Transportation.)

Recreation and Open Space Element

- Provide bicycle and pedestrian network along full length of N. Tropical Trail, preferably located on west side; keep vision of recreational facilities on east side of N. Tropical Trail.
(Staff comment: Implementation will require obtaining additional right-of-way or access easements along the road corridor, since few if any portions of North Tropical Trail have sufficient right-of-way width to accomplish this goal.)

Historic Preservation Element

- Encourage historic preservation of existing historic structures in study area; provide tax incentives for owners.

Sanitary Sewer and Solid Waste Management Elements

- Recommend appropriate use of septic and sewer for new development, with capital costs to be borne by developers;
- Discourage mandatory wholesale connection of existing houses to sewer, while encouraging individual property owners to voluntarily connect to public sewer in appropriate circumstances (contiguity to sewer line, septic drainfield reaching capacity, etc.)
- Encourage addition of reclaimed water distribution lines throughout study area as appropriate.
(Staff comment: County Utility Services Department has indicated that expansion of reclaimed water service in this area is likely to be infeasible under present circumstances, since the principal source of reclaimed water is public sanitary sewer output. However, if development results in significant additional sewer volumes and flow rates, it may be possible to re-analyze reclaimed water service potential.)

Transportation Element

- As a result of increased traffic volumes along North Tropical Trail due to its use as an alternate route to State Road 3, the following actions are recommended:
 - Provide traffic light at intersection of State Road 3 and Venetian Way;
 - Encourage the forthcoming Traffic Operations Improvement study for SR 3 to account for the need to relieve congestion on North Tropical Trail (e.g., consideration of warrant for new traffic lights, improved synchronization of existing traffic lights, etc.)
- Redesign N. Tropical Trail with the following improvements:
 - Elevate N. Tropical Trail to alleviate flooding;
 - Provide drainage ditches;
 - Create a two lane, 60 ft. right of way;
 - Develop bicycle and pedestrian network;
 - Enlarge and expand existing culverts.

(Staff comment: See related recommendations above under Recreation. Potential plans to acquire a uniform 60-foot-wide right-of-way would require consideration of the necessary time and cost.)

Coastal Management Element

- Encourage the preservation of the Indian River Lagoon's water quality and environment in conjunction with County and State guidelines.

SUMMARY

The intent of this study is to examine and guide future development in the designated study area through the use of appropriate Comprehensive Plan, Future Land Use, and zoning designations. In meeting the demands of this future residential growth, these areas must provide the developmental parameters that create a quality environment for area residents, protect historic resources and preserve the sensitive nature of the Indian River Lagoon and its surrounding lands. Together with County staff, the South – North Tropical Trail Citizen Resource Group and area citizens created a Future Land Use Map and recommendations for the designated study area in hopes of meeting those future demands.

Appendix A

South – North Tropical Trail 2005 Citizen Survey Results

In July of 2005, a survey addressing the needs and wants regarding future development and growth was sent to citizens located in the South-North Tropical Trail Small Area Study. Out of a total 134 surveys mailed, 38 surveys were returned to the Brevard County Office of Planning and Zoning. The following is a summary of the results. In each question, highest numbers are shown in bold in order to demonstrate trends.

Question #1

What are your reasons for choosing to live or own property in the N. Tropical Trail area? Please check all that apply.

Number of people who chose this reason

Proximity to the Indian River.....	30
Lot Size.....	30
Neighborhood Character.....	31

Other Reasons:

- *Love the feeling of having a “nature preserve” as I drive N. Tropical Trail & the canal adjacent to property.*
- *Primitive nature lifestyle; wildlife nature; clear view of space flights.*
- *Beautiful, quiet neighborhood.*
- *Location on the Island.*
- *Historical Significance.*
- *5 acre lot, direct riverfront, dead end road, low traffic volume, low residential density.*
- *Close proximity to schools, low residential population density.*
- *Proximity to shops and work.*
- *Proximity to schools, stores, and church.*
- *Fine place to raise children.*
- *The quiet; the country-like atmosphere; the peace.*
- *Lots of space between neighbors.*
- *Convenient location to shopping, yet secluded from heavy traffic.*
- *Less traffic and noise.*
- *Access to the rest of Merritt Island.*
- *Quick access to the Beachline.*

Question #3

How concerned are you with the current and future condition of each of the following items in your community? Please rate how you feel about each using the following scale:

1 = not concerned 2 = somewhat concerned 3 = concerned 4=very concerned

	<u>(Now)</u>				<u>(Future)</u>			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
a. Traffic congestion:	5	7	14	13	0	3	10	25
b. Speeding:	4	10	9	15	3	5	10	19
c. Flooding/drainage:	5	14	10	9	6	4	12	15
d. Preservation of area character:	3	4	9	23	2	0	5	31
e. Availability of sidewalks:	12	12	3	10	8	11	6	11
f. School Capacity:	12	11	5	9	12	8	7	9
g. Water & Sewer Availability:	13	12	5	8	10	9	5	13
h. Police & Fire Service	8	10	9	11	5	7	11	14
j. Preservation of Indian River Lagoon:	2	2	10	23	2	2	4	28
k. Preservation of green space/native plants/trees:	5	4	6	22	2	3	7	24
l. Wildlife conservation:	3	4	9	22	2	4	8	23

Question #4

What types of development do you think should be ENCOURAGED in the study area?
You may select more than one item:

	<u>Number of people who chose this item</u>
Single family homes.....	31
Apartments and Multi family homes.....	1
Commercial.....	0
Industrial.....	0
Parks and recreational facilities.....	20
None.....	7

Other Comments:

- *At least 1 acre per house.*
- *Anything which will help preserve the wonderful dense vegetation that exists.*

- Retain character of the area as it stands.
- Bile Paths
- Only single-family residential.
- SEU-1 West of Tropical Trail & EU East of Tropical Trail

Question #5

**What types of development do you think should be DISCOURAGED in the study area?
You may select more than one item:**

	<u>Number of people who chose this item</u>
Single family homes.....	4
Apartments and Multi family homes.....	36
Commercial.....	34
Industrial.....	37
Parks and recreational facilities.....	7
None.....	0

Other Comments:

- *I would like to maintain the wildlife, primitive nature area and keep character as environmental preservation.*

Question #6

**What residential density maximum(s) would you like to see in the designated study area?
You may select more than one item.**

	<u>Number of people who chose this item</u>
Up to 1 dwelling unit per 2.5 acres.....	12
Up to 1 dwelling unit per acre.....	21
Up to 2 dwelling units per acre.....	13
Up to 4 dwelling units per acre.....	3
More than 6 dwelling units per acre.....	0

Other Comments:

- *The type of residential density should be consistent with the existing density requirements.*
- *None. I would like to maintain the wildlife and primitive nature.*

Additional Comments and/or Suggestions:

- Approve the smaller projects instead of approving the larger projects and discouraging the smaller parcels (5 acres) for approval (for subdivision).
- Please preserve the quiet, cultivated, pristine beauty of our Croton River Estates.
- I hope to the benefit of this community that you hold down the development in this area. We need one green area on this part of the island. Please!
- Tropical Trail is a curvy road, so speed is even now a problem with knocked down trees and light poles and even smashed power poles. The Trail is quite narrow with little room on either E or W side to avoid a problem.

- We need to make this area more like New Symrna Beach. Need nice restaurants and nice homes!
- Keep out high-rise condos and high density per acre. We are a barrier island and development should be slowed or stopped.
- Moved here in early 80's almost 25 years ago because of natural beauty-woods/river/open acreage, own 5 acres. Disappointed to see development without regard to environmental and civil lifestyle. Additional development on a barrier coastal island that increases population density only creates more problems – for insurers, public safety and our environment. Thank you for this survey.
- I have lived here almost 20 years and to see the multi-family housing, increased traffic, population density – without any regard for environmental concern, quality of life, burden on police, fire, education and barrier island hurricane is deplorable. Brevard County schools, jails, etc., cannot support growth and is creating dangerous situation by having increased population density along coastal areas – flooding, hurricanes, sewage, traffic etc., creating further problems.
- Permanent fixes to poor drainage on N. Tropical Trail and low impacts to river.
- We live in historical Indianola, the first town established on Merritt Island. We took a run down hundred year old house and improved it to today's living standards without destroying the integrity of the home and area. We then did the same with the Sam Field house (now occupied by the Balerait family). We feel it is important to preserve the history of Merritt Island. The original post office steps are in front of our home, reminding us of a Florida settled in the 1800's.
- My wife and I own over ¼ of a mile of this survey on N. Tropical Trail. Our property has been destroyed, vandalized by trespassers who use our lawn as their 4 wheel drive donut spinning field and littered constantly by passing motorists. I have asked Mr. Thompson as well as all the other homeowners in Croton River Estates for a 4-way stop sign to be erected at Crockett and N. Tropical and nothing has been done to help us. From 6:00 a.m. to 9:00 am and from 3 p.m. until 6 p.m. our residents take their lives in their own hands trying to cross N. Tropical. STOP the speeding.
- I would like to maintain wildlife, citrus growth and the “close to nature” area character environment.
- We are concerned also about these developers cutting all the big trees down and only replacing them with twigs. We should do like Cape Canaveral and put a moratorium on cutting down the older trees!
- I am concerned about a commercial construction company that is being operated at 1145 N. Tropical Trail. The property is zoned residential and at this time there are 6-8 construction vans running a business from this address between 7 a.m. and 4 p.m. M-F during which time the workers leave their cars parked on the property. The name of the company is Gordon Mark and Sons Construction Services.
- I have been unable to attend any of the meetings due to work conflicts. Major area of concern is traffic on N. Tropical Trail. I live on the corner 1 block N. of Lucas, and traffic can be very loud as it accelerates from the stop sign and as it downshifts approaching the stop. Second major concern is the feel of the area. It's very lush, “old Florida” feel with all the vegetation and I do NOT want to see it turn into the barren feel of the other canal areas of the island. I really enjoy and appreciate the park-like feel of the area.
- Suggest study area be expanded to include area to the east of Tropical Trail over to SR 3.
- I am all for development on the Island, just not high density development. I would prefer the density be kept to 1-2 units per acre and the overall plan focus of high end and not budget minded/low income homes. If lots or the development is a waterfront community, I look forward to seeing more docks or a community dock system and more boaters on the Indian River. I see a great concern with the current rate of speed that people travel on Tropical. I see attempt by the Sheriff to curtail this but it could be better. I would very much like to take my sons (6 & 8) on a bike ride on Tropical but it is just not safe. A bike path/walking path up and down Tropical is an idea worth considering. My hope for the future of this area would be to see the areas of drugs and crime (Easy street and the large apartment complexes off

Lucas) be eliminated and/or torn down, build upscale homes and bring in people that care about their homes and maintain them correctly.

- I, many years ago, worked on a committee with Jim Ford to write the L.U.P (Land Use Plan). We also originated many of our zoning classes – such as RR-1, SEU, Flog Lots, etc.

Appendix B

**Alma Clyde Field
750 Field Manor Drive
Merritt Island, Florida 32953**

July 29, 2005

Brevard County Planning and Zoning Office
2725 Judge Fran Jamieson Way, Building A
Viera, Florida 32940



Attention: Maggie Costello, Planner III

Re: North Tropical Trail Study

Dear Ms. Costello:

I am currently the owner of Field Manor, which is located in the North Tropical Trail study area. It is the oldest residence on Merritt Island and was built by John Field, one of the two brothers who were the first homesteaders on Merritt Island. This residence is located on forty five (45) undeveloped acres of fruit trees along the Indian River. Field Manor is listed on both the Florida Register of Historic Homes and the National Register of Historic Homes. Attached is a brief history of my home and the Field families that lived there over the years, up until present.

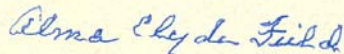
At the last meeting of the North Merritt Island Study Committee, the committee chairman suggested the historic aspect of this area be introduced as one of the topics of discussion. Three times, the vice chairman stated this was not important, and should only be discussed if there was time during the last two meetings.

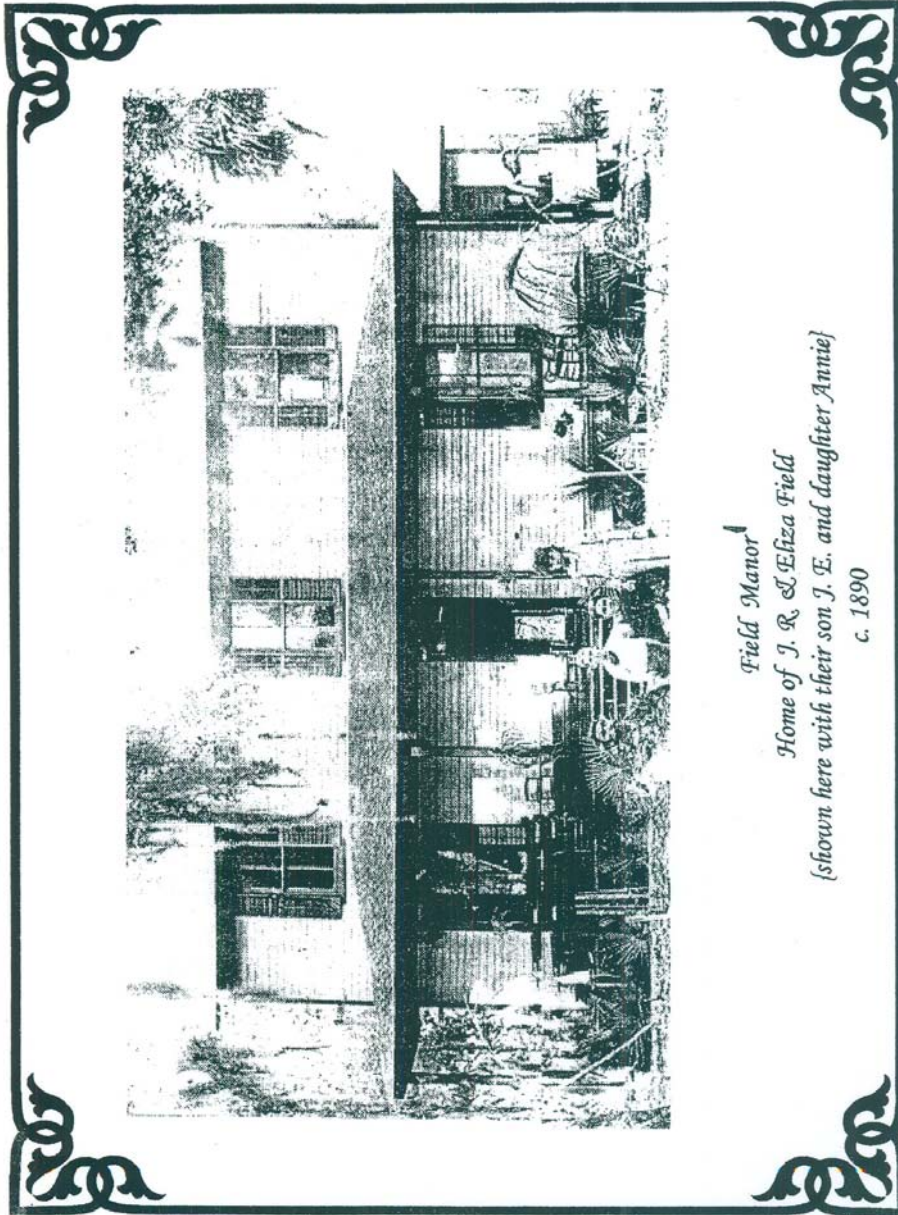
The study area of Merritt Island between Lucas Road and the north perimeter of my property is the only area left that contains multiple historic homes. To ignore this, is to deny the community a sense of history.

Over the years, so many historic Merritt Island areas have been eliminated. The owners of the Indianola homes take pride in living in the oldest community established on Merritt Island (1867-1868).

In 1997, the Florida Historical Society Library founded the Alma Clyde Field Library on Brevard Avenue in downtown Cocoa. The goal of this library is to assure the history of Brevard County is recorded and documented for future generations. That is why the historic portion of the study area is so important to me.

Sincerely,


Alma Clyde Field



*Field Manor
Home of J. R. & Eliza Field
(shown here with their son J. F. and daughter Annie)
c. 1890*



Field Manor at Indianola

e. Digiscan/ CA Washbon April 1995

PICTURE: MI

The pictures used in this presentation were produced by digitally scanning original historic photographs from the collections of Helen Gotshall Wahl, Jane Powell Yon, Charles E. Reed, Marion La Roche Grant, and the J.E. Field family.

Computer Software: Dexxa-Scan *GrayWorks*, and Microsoft *Powerpoint* and *Word*.

Civil War Veterans



Cpl. John Robert Field
1861-1864: wounded 1864

Sgt. Samuel Joseph Field
1861-1865: captured 1864

The Fields arrived on
Merritt Island
March 21, 1868
from Macon, Georgia.

PICTURE: CIVILWAR

In 1919 Sam Field wrote a Memoir describing the the difficult trip from Macon in a covered wagon, the wet weather on the island, and the sorrow at his brother Charles' death in 1868. His father, mother and younger brother Edward returned to Macon.

John Moss Field (1809-1891) and Martha Justice (1819-1874)

James Henry (1838-1874)

John Robert (1840-1911)

Samuel Joseph (1842-1919)

Irene Eugenia (1844-1871)

William Emit (1846-1864)

Sarah Ellen (1848-1867)

George Moore (1850-1894)

Charles Edgar (1853-1868)

Edward Marshall (1857-1910)

1870 Census



Eliza Cowart Field

Volusia County, Florida

John Field, farmer, age 25, born GA

Eliza, wife, age 23, born GA

Real Estate Value: \$250

Personal Estate: \$150

Samuel Field, farmer, age 22, born GA

George, brother laborer, age 18, born GA

Real Estate Value: \$200

Personal Estate: \$100

PICTURE: ELIZA

Titusville, City Point (North Cocoa), Eau Gallie, and most of Merritt Island were part of Volusia County in 1870.

Eliza was thought to be the first white woman to live on Merritt Island. Other settlers at the Haulover on the north end of the island were black.

William Wittfeld and his wife and brother arrived at Georgiana on the south end of the island in 1869.

Thomas and William Sanders and their families joined the Fields at Indianola in 1869.

1880 Census



Brevard County, Florida
John Field, farmer, age 40
Eliza, wife, age 33
E. I., daughter, age 10
A. E., daughter, age 2

Eliza & John R Field are seated on the right of their artesian well. Many such wells on the island were used for drinking, irrigation, and powering equipment.

PICTURE: WELL

Eliza and J. R. Field seated on the right with John Miot with wrench, two children may be the Field daughters Irene and Annie; others unknown.

There is a functioning artesian well on the property today about 100 yards east of the house.

Samuel married Julia Isabelle Carrie Feaster of La Grange on September 24, 1872.

1880 Census:

Samuel J Field, clerk in store, age 38 born GA

Julia, wife, age 24 born SC

Jacob, son, age 6 born FL

Ethel, daughter, age 4 born FL

Martha, daughter, age 2 born FL

HOMESTEADS In 1881 Samuel J Field got a receipt for a homestead of 152.4 acres in Section 15, Township 24, Range 36, Merritt's Island, Florida. In 1882 J. R. Field got a receipt for a homestead of 160 acres.

1884 Samuel J Field Warranty Deed, Book C-690. 1887 J. R. Field Warranty Deed, Book I-173. 1889 J. R. Field preempt; 1892 Sam Field Preempt

1886-87 Indianola Dock



Narrow gauge railroad tracks for hand car to load citrus fruit for shipment north.

Public dock built about 1886 from timber cut at Island City Sawmill run by the La Roche Brothers of Courtney.



PICTURE: IDOCK, INDRR

The Indian River is quite wide for much of its length but very shallow.

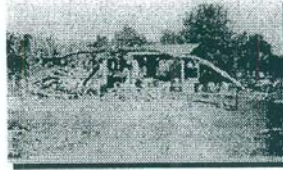
Docks were built up to 1000 feet into the river to permit shallow draft boats and steamships (draft of 5-6 feet) to moor and load fruit and unload supplies.

The Indianola Dock was called the Mill Dock.

The second boat house in the picture on the right belonged to the Crawfords.

1885 Agricultural Census

J. R. Field, Merritt Island
Homestead 1882
10 acres in orchard
115 acres forest land



Cane syrup: 800 gallons
Cattle: 23
Oranges: 8 acres of trees
100 bearing, 100 bushels

PICTURE: CANEMILL, PICK1

Cane mill is as it appeared during Joe's tenure.

The 1890 US Census was lost in a fire. In 1885 Florida took a state census which included population, manufacturing, mortality and agricultural schedules.

J. R. Field:

Farm and buildings valued at \$5000

Sam Field Agricultural Census

6 acres orchard, 59 forest

6 acres planted in oranges: 200 bearing trees

Farm and buildings valued at \$8000

Indianola



Samuel J. Field, first postmaster 1889-1919

Sam operated the post office and general store. He transferred land for a social club in 1893, a school in 1894, and the Baptist Church in 1901.



Social Club



School



Baptist Church

PICTURE: SAMPO, ICLUB, ISCHOOL, ICHURCH

Samuel J. Field was the second postmaster of Rockledge in 1882.

The Indianola postoffice was located in his store on the river front.

Post Offices:

1869 Sand Point (Titusville)

1871 Eau Gallie

1875 City Point, Rockledge, Georgiana

1883 Tropic

1884 Cocoa

1885 Courtney

1887 Hardeeville, Merritt

1889 Indianola, Melbourne Beach

The center of the village of Indianola was located on Julia Street. The social club was used for community gatherings and was famous for the Saturday night dances held there.

1890 - J. R. Field Family



John Robert, Joseph Edward, Eliza & Annie Eliza Field

PICTURE: JRHOUSE

Shown here in about 1890, the J. R. Field House was built c. 1880. It is thought that the two story main house was built first and the single story addition was added since exterior doors and siding can be seen on the interior walls of the house today. The kitchen was originally a separate building reached from the main house by a covered walkway or "dog trot". At some point this walkway was enclosed to form the present dining room. The front porch dominates the river or west facade of the house. The porch roof was supported by separate brick piers unattached to the porch floor. The floor may have been added after the roof and the area used for wagon access to the front door.

The house is the oldest existing example of Frame Vernacular architecture on Merritt Island. Its balloon frame construction, use of local materials (heart pine or Merritt Island Mahogany), 2/2 windows, siding, and bead board interior siding all exemplify this popular style of architecture in 19th and early 20th century Florida.

1889 - 1893 Two Weddings



John R. Miot & Irene Field
April 24, 1889



R. S. S. Grant & Annie Field
July 27, 1893

PICTURE: IRENEW2, CHAIR

J.R. Field's eldest daughter, Irene, married John R. Miot. Miot was born in MS, or VA (according to census records) in 1858 and died in 1949. His father and step-mother lived in Columbia, SC after the Civil War. He appears on the 1885 Census as a laborer and boards with Sam Field. The year following his marriage to Irene Field (1890) her father deeded about 25 acres of land to her north of the the Field home. The Miots built a house on the property and planted an orange grove. Stencils for shipping suggest that his brand was known as "Cherokee" fancy oranges. Miot is also thought to have served on the county commission. He lost his right arm in a hunting accident. Irene had no children and died intestate during the flu epidemic of 1919.

In 1884 James Findley Mitchell and his brother, Thomas, came to Brevard County from Scotland. They homesteaded 160 acres on the interior of Merritt's Island just north of 528. James wrote to his friends Nesbit and Grant in Scotland. In 1886 David St. Clair Nesbit and Robert Simpson Stevenson Grant immigrated. Nesibt married Hellen Cannata, sister of Joe Field's wife, Louise. Grant married Annie Field and had two children, Carene and Patrick Joseph Simpson Grant. Grant acquired land through his wife (about 25 acres bounding Field Manor on the north) and bought other property in the area including the Taylor House south of JR Field's. In 1909 he built the Grant House on the river and present day Shy High Drive.

1890 - S. J. Field Family



Standing: Jacob, Martha & Ethel
Seated: Bart, John Moss, Samuel J., John Robert, Julia & Charles

PICTURE: SJFFAM1

Sam's father, John Moss Field came to live with him after his mother's death in 1874. He had served in the Second Seminole War in 1835-36 and returned to Macon, Georgia where he married Martha Ann Justice in 1837. He was a corn merchant and Baptist minister.

John Moss Field died September 1, 1891 and is buried in the Indianola Cemetery just north of Route 528. The land for the cemetery was given by the Thomas Sanders family.

Samuel Joseph Field (1842-1919) and Julia Feaster (1853-1944)

Jacob Moss (1873-1954)

Ethel Amelia (1876-1957) - Reed

Martha Elizabeth (1878-1957) - Buck

Charles Emit (1882-1903)

Samuel Bartram (1886-1973)

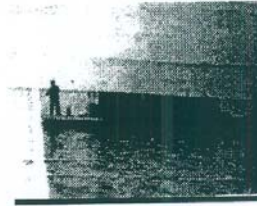
John Robert (1888- ?)

1900 - J. R. Field Label



Once crated and labeled, fruit was taken by boat to Cocoa and loaded on the northbound FEC train.

John Field built his packing house in 1900 to pack and ship his private label Indian River Oranges to Baltimore, New York, and Boston.

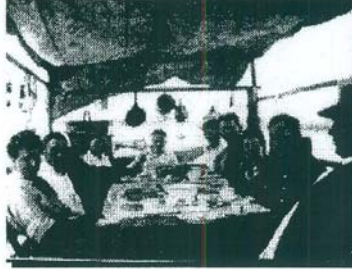


PICTURE: PHOUSEJR, BOAT3

In the winter of 1894-95 Florida experienced two periods of sub freezing weather which decimated most of the citrus groves in the state. Many growers, especially in North Florida, did not replant. Merritt Island growers were a bit more fortunate than others. It took several years before the industry recovered. Some citrus growers formed associations to market and ship their fruit others preferred to ship under their own labels.

A brass labeling stencil found in the Field Packing House hangs in the family room at Field Manor today.

1911 -Cocoa Beach Outing



Annie & R.S.S. Grant, Joe & Harriett Cannata, Eliza Field,
Louise Cannata & Joe Field, Irene & John Miot, unknown

PICTURE: BEACH11

In 1911 John Robert Field died leaving his wife and son to run the orange grove. This photograph is of a family gathering including both of Joe's sisters, Annie and Irene and his future in-laws the Cannata's.

1911 - Another Wedding



On September 24, 1911 Joseph Edward Field of Indianola, Florida married Louise Halloway Cannata of Georgiana, Florida in Brevard, North Carolina. Irene Field Miot was the Matron of Honor and Laurence Bulgin was the Best Man.

PICTURE: WED1911

Louise Cannata was the daughter of Joseph Cannata and Harriett Halloway. The Cannata's moved to Georgiana on the southern part of Merritt Island in 1889 from New Jersey. Louise's younger sister, Hellen, married David St. Claire Nesbit, a Scot who had come to Indianola in 1886. Hellen died in childbirth in 1908. Their son, Robert, was adopted by the Charles Hills, winter residents at Indianola.

The Grandchildren



Carene (1903) &
Sam (1909) Grant with
grandmother Eliza Field



Joseph Edward
Field, Jr. (1913)



Harriett Field
(1915-1922)



Elizabeth Louise Field (1926)

PICTURE: THREE,EDAG2A, MIDGE1, BL1

Sam (Patrick Joseph Simpson Grant) and Carene (Caroline Irene Ballentine Grant) were the children of J.R.'s daughter Annie.

Ed, Harriett, and Betty Lou were the children of Joe and Louise Field.
Harriett known as Midge fell ill and died suddenly on a family outing.

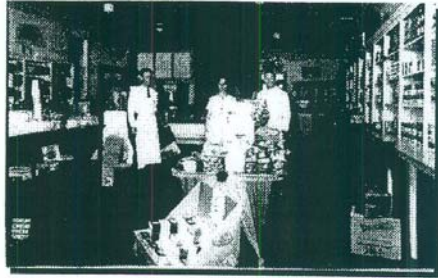
1919 - A Year of Change



Joseph Field became the postmaster of Indianola and ran the store in 1919 when his uncle Sam died. His sisters, Irene and Annie, also died in the flu epidemic the same year. John R. Field, Sam's youngest son, became postmaster in 1922.

PICTURE: SJFSTORE

1930 - J. E. Field Grocery
Cocoa, Florida

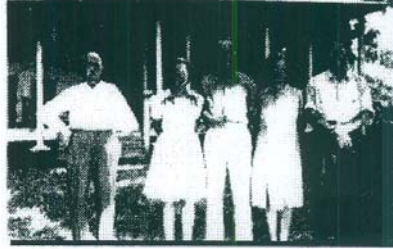


Ed, Louise, and Joe Field

PICTURE: GROCERY

About 1922 Joe and Louise established their grocery store in Cocoa on Brevard Avenue. Joe closed the store at the end of World War II.

1940 - J. E. Field Family



John Miot, Betty Lou, Ed, Louise, and Joe
in front of their home at Indianola

PICTURE: FAM44

The front porch of the house, a portion of which has been screened, can be seen in the background of this photograph.

John Miot, Ed's uncle, lived with the Field's until his death in 1949.

1940 - Kiwanis Fish Fry



John Miot and Joe Field at the bar-b-que pit.
The shed-like building is thought to be the first Field House.

PICTURE:

Joe Field was founding member of the Kiwanis Club of Cocoa in 1925. He became president in 1940.

The club consisted of professional and businessmen who have been a force for good within their community.

Fish fries at the Fields were an annual event for many years and Ed continued the tradition begun by his father.

1946 - Travis Hardware



After serving in Europe in World War II Ed Field went to work for S. F. Travis, Jr. at his hardware store. Ed became manager of the store and then president of the S. F. Travis Company until his death in 1983.

PICTURE: EDSOLD, SFTLOGO

The S. F. Travis Company was founded by Col. Travis in 1885. It is the oldest business in Brevard County. It originally dealt in general merchandise and the company ran a trade boat, the Merchant, up and down the river serving settlers who lived in remote areas.

Masters and Mistresses of Field Manor



John Robert Field & Eliza Cowart Field 1868-1928



Joseph Edward Field, Sr. &
Louise Cannata Field
1928-1961



Joseph Edward Field, Jr. &
Alma Clyde Eastmoore Field
1961-

PICTURE: JRCHALKA,ELIZA,JOELOEW,NEWEC

John Robert Field 1840-1911
Eliza Cowart Field 1843-1828
Joseph Edward Field 1882-1950
Louise Cannata Field 1883-1961
Joseph Edward Field, Jr.. 1913-1983
Alma Clyde Eastmoore Field 1922-

Nancy Carswell
855 Indianola Drive, Merritt Island, Florida 32953

July 29, 2005

Brevard County Planning and Zoning Office
2725 Judge Fran Jamieson Way, Building A
Viera, Florida 32940
Attention: Maggie Costello, Planner III

AUG 5 2005

Re: North Tropical Trail Study

Dear Ms. Costello:

My husband and I currently live in what was once a part of the historical town of Indianola. It is the first community established on Merritt Island. When we purchased our home in 1985, it was literally falling apart from years of neglect. We jacked up the house, replaced pilings and floor trusses, straightened the house (it was leaning to one side) and brought it up to current living standards. It never occurred to us to tear the house down. We felt strongly that you do not move into an area and then destroy the history.

When we had the opportunity to purchase the home south of ours, we purchased it in an "as is" condition. The heirs that inherited the house felt the house had no worth. We were thrilled to have purchased the home of Sam Field, one of two brothers who were the first homesteaders on Merritt Island. When Mr. and Mrs. Balseraut heard we had purchased this residence, they offered to buy it if we did all the improvements. We had not considered selling this home to anyone who planned to tear it down.

The remnants of the town of Indianola are such an important part of Merritt Island history. People whose families were a part of Indianola have been so generous in sharing photos, diaries and memories of growing up in Indianola. It has a wonderful, rich history. Chuck Reed, whose parents started married life in our home, has written articles for the newspapers for many years. These articles are based on a diary his mother kept throughout her life on Merritt Island.

The attached picture shows the dock that was in the front of our house. The remnants of the original post office, run by Sam Field, are still in our front yard. South of the Balseraut property is the original Buck house, once the home of the daughter of Sam Field. That property still has the building that housed the first phone system on Merritt Island.

One of the committee members had strong reservations about the history of this area not being an issue to be addressed. I strongly disagree. We have so little history of Merritt Island remaining, and most of it is in the study area along North Tropical Trail, south of the Barge Canal.

Sincerely,

Nancy Carswell

PERSPECTIVES



For FLORIDA TODAY

First dock. This 1,000-foot Mill Dock was at Indianola, the first settlement on Merritt Island. Indianola was founded in 1867 by S. J. Field, Chuck Reed's great-grandfather, and his brother, John Robert Field.

Pioneers hauled goods along dock

First settlement on Merritt Island was Indianola

Smiling, the Old Timer said, "Now, here's a photo that recalls the old days on the Indian River, before the railroad came, and long before there were any bridges across the river or paved roads on Merritt Island, and when most traffic was by boat and barge on the river.

"This photo shows the Mill Dock at Indianola, the first settlement on Merritt Island. Indianola was founded by your great-grandpa S. J. Field, who came with his brother John Robert Field in 1867, after the Civil War, to become pioneer residents.

"Indianola, just south of the Barge Canal and State Road 528, soon had a hotel, general store, post office, church, schoolhouse, and a community clubhouse



Chuck Reed

Those Days Remembered

where the early residents gathered for their entertainment.

"The river near Indianola is very shallow, so the Mill Dock extended over a thousand feet from shore to enable the steamboats to stop and unload passengers and freight. Railroad rails were laid along the dock and small flat cars rolled out with fruit and produce and returned with baggage and supplies. Gravity provided the force for the trip out on the dock, but the loaded return had to be pushed or pulled back up the dock by manpower, or maybe a mule.

"Folks stayed pretty much at home in those days, busy from dawn to dusk with their crops,

clearing the land to plant groves, fishing, and caring for their families.

"There was no city of Cocoa yet, and locals from up and down the river would gather once a year at Oleander Point (just south of present-day Cocoa) for a picnic and celebration, to meet with neighbors and to discuss their dreams of the future."

Grinning, the Old Timer closed, "Wouldn't those pioneers be surprised at all the development that's come to the area, and I'll bet if they were here today and got caught in this modern traffic, they'd just jump in one of their small boats and row to Cocoa — maybe catching a nice trout on the way!" ■

Native-born Reed is the great-grandson of a Central Brevard pioneering family. Contact him at 636-8639 or chuckr@mymallstation.com

You're invited to

1890- 1905 Winter Residents



Hill House 1891
Residence of Charles and Faye Thomas
700 Indianola Drive

Winter residents from Ohio and Pennsylvania, and Massachusetts built hunting lodges and houses along the water front. Some had groves and became permanent residents.



Crawford House 1898
Residence of Randall and Mary Lightbody
861 Indianola Drive



Cottages on the Indian River

PICTURE: HILL10,CRAW1, BNRV

In 1887 Dr. Charles L. Hill, a young dentist from Scranton, PA, honeymooned on the Indian River. On his return home he convinced his father, Dr. George Hill, also a dentist, to invest in land and build a winter home on Merritt's Island.

In 1890 Dr. Hill senior purchased 15 acres from Freeman Hodges. This land had originally been part of Sam Field's homestead which had been sold to Wm H. Wells and in 1889 sold to Hodges. The Hill's were avid sportsmen who enjoyed hunting and fishing. Their home was built by local carpenters: John & Mary MacDonald, Nesbit, Grant, Miot, and Mitchell; was completed in 1891.

Charles and Jeannie Hill had no children and when Hellen Cannata the wife of David St Clair Nesbit died in childbirth in 1908 they adopted the child, Robert Nesbit Hill. Bobby Hill and his wife Amelia lived in house from 1951 when Charles died and ran the associated orange groves.

In 1897 James L. Crawford, a coal operator from Scranton, bought 7.5 acres from Sam Field just south of the Hill property. He had a house built by his brother-in-law William Gotshall in 1898 and the Annex or packing house built in 1901. Crawford acquired other property and leased grove land.

Gotshall built Mistletoe Cottage just north of the Hill's in 1903. The McDonald's and Fritzs also had river front cottages.